



70 Elpis Road, Weir Views

Prime Location Living - Walking Distance to Opalia Plaza & Amenities

Perfectly positioned within walking distance to Opalia Plaza Shopping Centre, this beautifully presented family home offers modern comfort, quality finishes, and a functional floorplan designed for easy living.

Featuring four generous bedrooms and two well-appointed bathrooms, the home caters perfectly to growing families, first-home buyers, and investors alike. The spacious master suite is privately positioned and includes a walk-in robe, while the remaining three bedrooms are fitted with built-in robes for ample storage.

At the heart of the home is a stunning kitchen showcasing premium stone benchtops and matching stone splashback, complemented by 900mm stainless steel appliances, dishwasher, and feature lighting that adds a touch of elegance.

The open-plan living and dining area is enhanced with stylish floorboards and downlights throughout the property, creating a warm and modern space that flows seamlessly to the outdoor area.

4  2  2 

FOR SALE
\$599,000 - \$649,000

VIEW
Sat 13th Jun @ 10:45AM - 11:15AM

AGENTS
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AGENCY
LJ Hooker Melton
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Step outside to the covered alfresco area, providing a seamless indoor-outdoor lifestyle ideal for entertaining family and friends year-round. The home is further enhanced by a beautifully landscaped front yard, adding strong street appeal from the moment you arrive.

Additional features include:

- Four spacious bedrooms
- Master bedroom with a walk-in robe and an ensuite
- Remaining bedrooms with built-in robes
- Stone benchtops and stone splashback to kitchen
- 900mm stainless steel appliances
- Dishwasher
- Feature lighting in the kitchen
- Open-plan living and dining with floorboards
- Downlights throughout
- Ducted heating and cooling throughout
- Common bathroom with extended shower and bathtub
- Covered alfresco area
- Landscaped front yard
- Walking distance to Opalia Plaza Shopping Centre
- Walking distance to nearby primary school, bus stops, parks, and a wide range of everyday amenities

Combining quality finishes, comfort, and a highly convenient location, this impressive home presents an outstanding opportunity to secure a modern family residence in the heart of Weir Views.

Enquire today to secure this fantastic opportunity.

Call Yohanna Saad on 0423 523 061 or Ricky Singh on 0415 307 406 for your private inspection.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	RYKHWU
Property Type	House
Including	Ensuite Toilets (2)

Yohanna Saad 0423 523 061

Sales Agent | yohanna.saad@ljhmelton.com.au

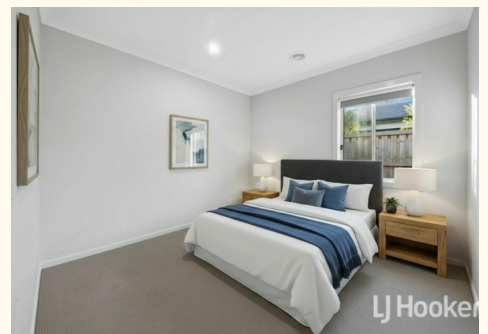
Ricky Singh 0415 307 406

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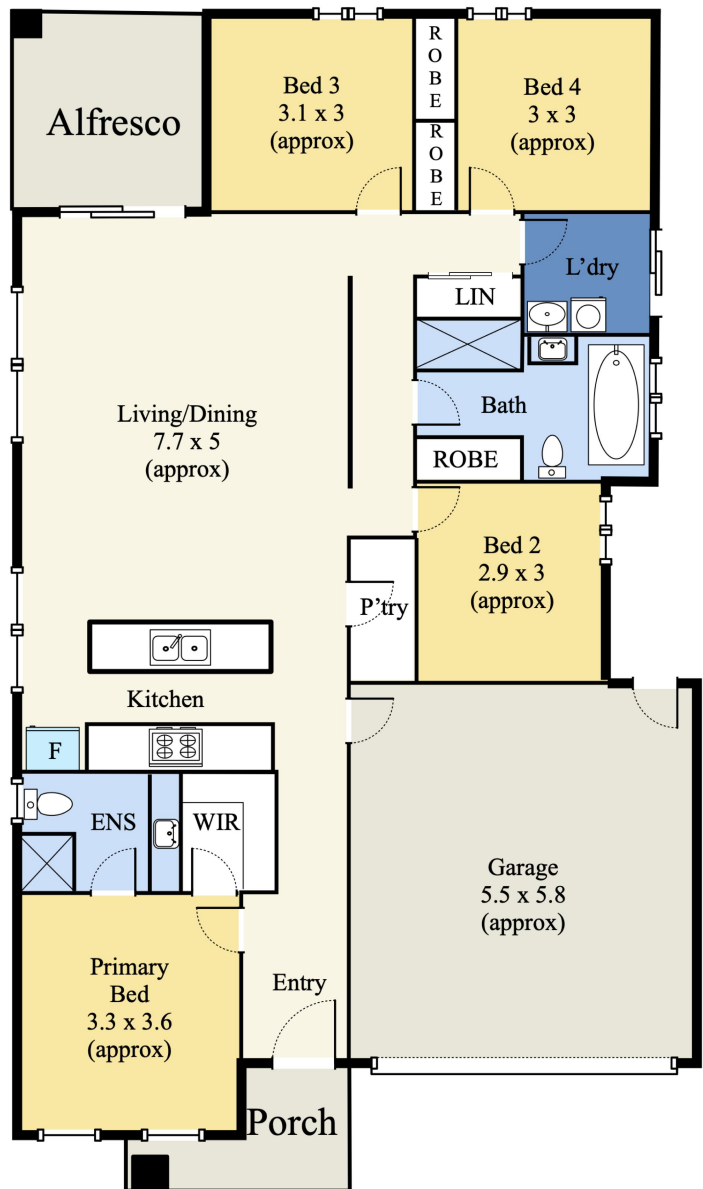
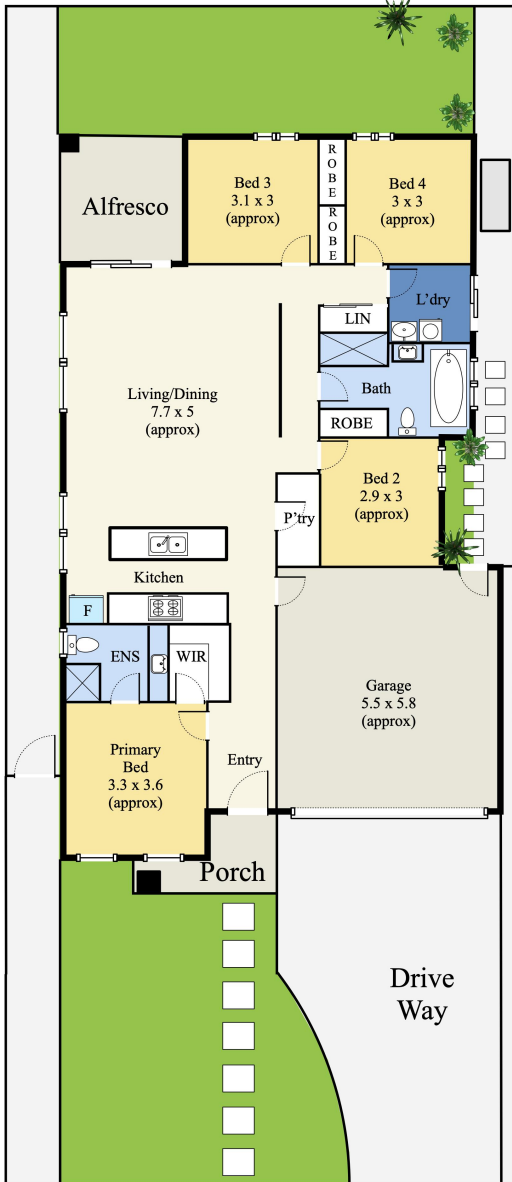
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Floor Plan



70 Elpis Road, Weir Views, VIC 3338

*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. All the Dimensions are approximately.